



31 Queens Road, Scone, PH2 6QJ
Offers over £195,000





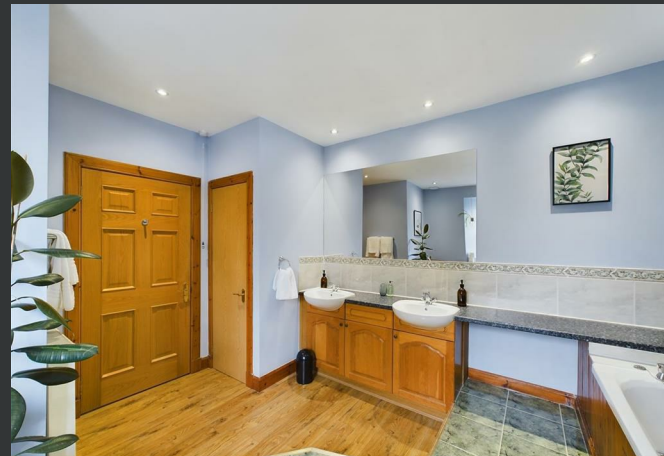
31 Queens Road Scone, PH2 6QJ

- Generous first floor apartment
- Generous lounge with stove
- Gas central heating
- Private entrance
- Off-street parking
- Two bedrooms
- Large dining kitchen
- Double glazing
- Generous garden
- Quiet side street location

This attractive 2 bedroom upper villa conversion is full of character and is presented in excellent condition throughout. Boasting very generous accommodation accentuated by lovely high ceilings, the property enjoys a very quiet position within the sought-after village of Scone. It also features its own driveway, private entrance to the rear, a large garden, external storage space, double glazing, gas central heating and even a charming wood-burning stove.

The private entrance for the property is located to the rear. A set of internal stairs leads up a central hallway with there is a very useful private store. The accommodation consists of a generous living room with wood-burning stove, a large dining kitchen, a notably spacious bathroom with separate shower enclosure, a double bedroom and a single bedroom. To the front of the property there is a long private driveway providing parking for upto 3 cars. The generous, fence-enclosed garden to the rear features a large patio, an area of lawn with planted borders, two external stores plus a further understair shed/store.

Offers over £195,000



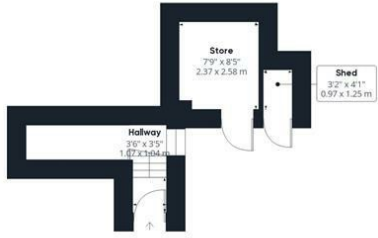


Location

This property enjoys a convenient and very private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school and nursery is within walking distance. Scone Park-and-ride can also be found nearby. Travel links give easy access to Perth and a number of additional services, shops and amenities.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1002.2 ft²
93.11 m²

Reduced headroom

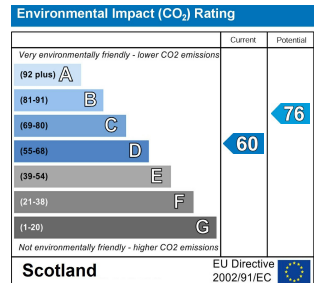
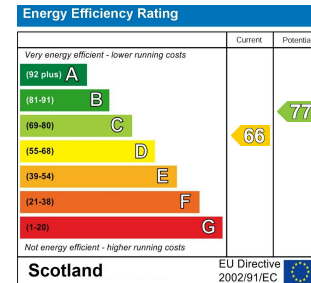
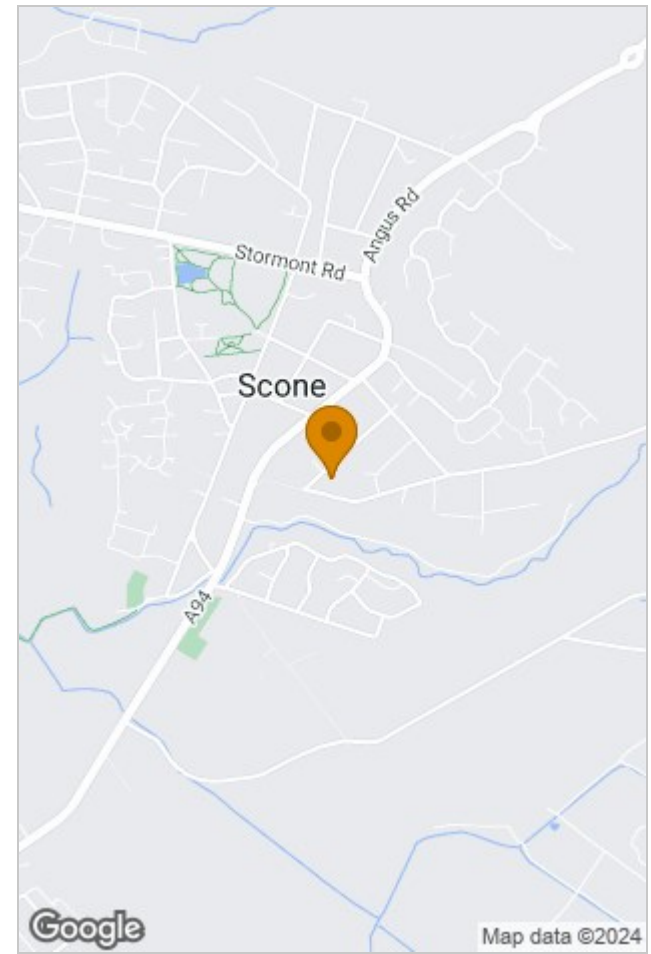
10.4 ft²
0.97 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.